

1 BILL NO. R-84-05- 26

2 DECLARATORY RESOLUTION NO. R- 74-84

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Perry's Sub. Lot 3 7536400003 - 125673;
13 said property more commonly known as 3125 Hobson Road, Fort Wayne,
14 Indiana;

15 WHEREAS, recommendations have been received from the
16 Committee on Finance and the Department of Economic Development
17 concerning said Resolution;

18 WHEREAS, notice of the adoption and substance of said
19 Resolution has been published in accordance with I.C. 5-3-2 and
20 a public hearing has been conducted on said Resolution;

21 WHEREAS, if said Resolution involves an area that has
22 already been designated an allocation area under I.C. 36-7-14-39,
23 the Fort Wayne Redevelopment Commission has adopted a Resolution
24 approving the designation.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
26 THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, the Resolution previously designating
28 the above described property an "Economic Revitalization Area" is
29 confirmed in all respects.

30 SECTION 2. That, the above described property is here-
31 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
32 1.1-12.1, said designation to begin on the effective date of this

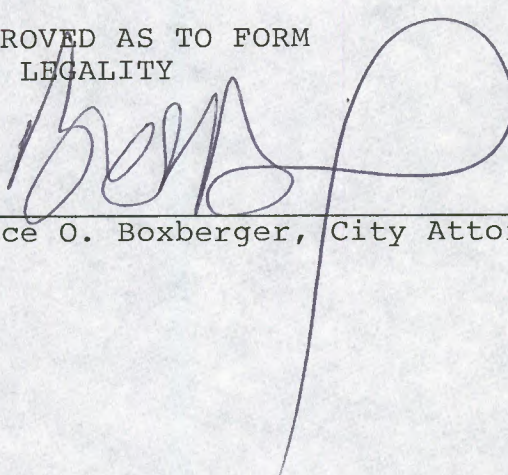
1 Page Two

2
3 Resolution and continue for one (1) year. Said designation shall
4 terminate at the end of that one (1) year period.

5 SECTION 3. That this Resolution shall be in full force
6 and effect from and after its passage and any and all necessary
7 approval by the Mayor.

8
9 
Councilmember

10 APPROVED AS TO FORM
11 AND LEGALITY

12 
13 _____
14 Bruce O. Boxberger, City Attorney
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FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on June, the 12th day of June, 19 84, at 11:30 o'clock .M.,E.S.

DATE: 5-22-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>BRADBURY</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>BURNS</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>EISBART</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>GiaQUINTA</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>HENRY</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>REDD</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>SCHMIDT</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>STIER</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>
<u>TALARICO</u>	<u>✓</u>	<u></u>	<u></u>	<u></u>	<u></u>

DATE: 6-12-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-74-84
on the 12th day of June, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of June, 19 84, at the hour of 11:30 o'clock A..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of June, 19 84, at the hour of 4:00 o'clock P..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JAMES M. COX
2. Owner(s) ~~JAMES M. COX~~ LINCOLN NATIONAL BANK
3. Address of Owner(s) ~~3125 HOBSON RD.~~ 116 E BERRY ST
FORT WAYNE, IN. 46802
4. Telephone Number of Owner(s) (219) 484 1964
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant ~~3125 HOBSON RD.~~ JAMES M. COX
3125 HOBSON RD.
FT. WAYNE, IN. 46805
7. Telephone number of Applicant (219) 484 1964
8. Address of Property Seeking Designation 3125 HOBSON RD.
FT. WAYNE, IN.
9. Legal Description of Property Proposed for Designation (may be attached) Perry's Sub. Lot 3 7536400003 - 125673
10. Township WAYNE
11. Taxing District ST. JOE CITY 75

12. Current Zoning Medical CONTINGENT Permit on R₁
13. Variance Granted (if any) Medical Building
14. Current Use of Property
- a. How is property presently used? Clinic for Dr. James H. Cox
- b. What Structure(s) (if any) are on the property? Clinic Building
- b. What is the condition of this structure/these structures? Excellent - 14 yrs old.
15. Current Assessed Value of Real Estate
- a. Land \$6300.⁰⁰
- b. Improvements \$14,800.⁰⁰
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$1534.58 - paid
17. Description of Proposed Improvements to the Real Estate
16' X 70' Addition to existing building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
June 1984
- b. When is completion expected? Sept. 1984
19. Cost of Project (not including land costs) 80,000.⁰⁰

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 6

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Physical Therapists, X-ray Technicians, Receptionists, Physicians.

c. Anticipated time frame for reaching employment level stated above?

Sept. 1961

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) 200 amp service

Added to existing service; increased water and sewage needs.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This is not a factor in this property

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? We draw patients from throughout the United States to Fort Wayne for treatment. This furnishes services to all aspects of care - hospitals, hotels, motels, restaurants.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. ~~Book 18~~ Plat Book 18 pg 122
No dwelling less than 3500 sq ft 720 sq ft structure a minimum sq ft allowed

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

The Addition will be paid by me - James M. Cox

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners

James M. Gay

5-16-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No. 30 May 18 1984

Received from Dr. J. Cox

Fifty and 10/100 Dollars

Tax Statement

\$50.00

Paul Gayle



JUDITH A COX
18918 LOCHNER ROAD
SPENCERVILLE IN 46788

241

5-16 1984 5-2/110

Pay to the
Order of

City of H. Wayne

\$ 50.00

THE SUM OF DOLLARS

Dollars

PaineWebber

STATE STREET BANK
225 Franklin St., Boston, MA 02101

For

tax statement application Judith A Cox

10110000281024111005801151001

BILL NO. R-84-05-26

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~XXXXXXXXXX~~ ~~ORDINANCE~~ DECLARATORY RESOLUTION confirming the designation of an

"Economic Revitalization Area" under I.C. 6-1.1-12.1

(3125 Hobson Road, --- Dr. James M. Cox)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. GiaQuinta

James S. Stier

Janet G. Bradbury

Thomas C. Henry

Don J. Schmidt

CONCURRED IN

6-12-84
SANDRA E. KENNEDY, CITY CLERK

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution R-84-05-26DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of un "Economic Revitalization Area" under I.C. 6-1.1-12.1.(3125 Hobson Road, Dr. James M. Cox)

_____EFFECT OF PASSAGE An addition will be built to an already existing medical building to increase medical care in the community.EFFECT OF NON-PASSAGE Opposite of the above.

_____MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$80,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-84-05-25 AND R-84-05-26)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on May 22, 1984,
date

designating property at 3125 Hobson Road -- Dr. James M. Cox

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, June 12, 1984, at 7:30 P.M.

date, time & place
Room 128, City-County Building, One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

May 25, 1984

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of
May 29, 1984, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions:
R-84-05-25 & R-84-05-26

R-84-05-27 & R-84-05-28

R-84-05-29 & R-84-05-30

R-84-05-31 & R-84-05-32

Please send us 5 copies of each of the Publisher's Affidavit
regarding the above from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines	5
Body number of lines	22
Tail number of lines	2
Total number of lines in notice	29

COMPUTATION OF CHARGES

29 lines, 1 columns wide equals 29 equivalent lines at .230¢ cents per line	\$ 6.67
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra	1.50
TOTAL AMOUNT OF CLAIM	\$ 8.17

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose
CLERK

Date May 29 19 84

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time as follows:

5/29/84

Subscribed and sworn to me before this 29th day of May 19 84

Drusilla Rose
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-05-25
AND R-84-05-26)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 22, 1984, designating property at 3125 Hobson Road--Dr. James M. Cox, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 12, 1984, at 7:30 P.M., Room 128, City-County Building, One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

5/29

Fort Wayne Common Council
(Governmental Unit)

AllenCounty, IN

ToNEW-SENTINELDr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Headnumber of lines

Bodynumber of lines

Tailnumber of lines

Total number of lines in notice

5

22

2

29

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Number of insertions 1Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

DateMay 29, 1984

Drusilla Roose

TitleCLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 5/29/84

Subscribed and sworn to me before this 29th day of May 1984

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-84-05-25
AND R-84-05-28)

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Sandra E. Kennedy
City Clerk

5/29